

In Re:
Jorge Nieves,
Debtor

Case No.: 17-12247
Chapter: 13
Judge: Michael B. Kaplan

NOTICE OF PROPOSED PRIVATE SALE

Candyce Smith-Sklar, Esq., attorney for Debtor, in this case proposes to sell property of the estate to the persons and on the terms described below. If you object to the sale, you must file a written objection with the Clerk of the United States Bankruptcy Court and serve it on the party listed below not later than 7 days before the hearing date.

Address of the Clerk:

CLERK UNITED STATES BANKRUPTCY COURT
CLARKSON S. FISHER FED. COURTHOUSE
402 E. STATE STREET, ROOM 2
TRENTON, NJ 08608

If an objection is filed, a hearing will be held before the Honorable Michael B. Kaplan, Chief Judge on March 2, 2021 at 9 a.m. at the United States Bankruptcy Court, courtroom no. 8, 402 E. State Street, Trenton, NJ 08608. (Hearing date must be at least 28 days from the date of this notice). If no objection to the sale is filed, the clerk will enter a Certification of No Objection and the sale will be held as proposed.

Description of property to be sold: Apartment and storefront connected to the same located at 202 Perry Street, Trenton, NJ 08618

Proposed Purchaser:

Victor Maria Rodriguez
6731 Ogontz Avenue, Philadelphia, PA 19126

Sale price:

\$115,000

☒ Pursuant to D.N.J. LBR 6004-5, I request to pay the real estate broker and/or real estate attorney at closing on the terms set forth below.

Name of Professional: Sklar Smith-Sklar, Esq.

Amount to be paid: \$1,500

Services rendered: Review contract, prepare addendum to Contract of Sale obtained payoffs, research liens to determine if satisfied and document preparation for closing.

Higher and better offers will be received. They must be in writing and filed with the clerk not later than 7 days before the hearing date set forth above.

Objections must be served on, and requests for additional information directed to:

Name: Candyce Smith-Sklar, Esq., c/o Law Offices of Sklar Smith-Sklar, LLC

Address: 1901 N. Olden Avenue, Suite 22, Ewing, NJ 08618

Telephone No.: (609) 882-9800 Fax: (609) 538-1399 email: mail@njpalaw.com

In re:
Jorge E. Nieves, Jr.
Debtor

Case No. 17-12247-MBK
Chapter 13

CERTIFICATE OF NOTICE

District/off: 0312-3
Date Rcvd: Feb 08, 2021

User: admin
Form ID: pdf905

Page 1 of 3
Total Noticed: 43

The following symbols are used throughout this certificate:

Symbol	Definition
+	Addresses marked '+' were corrected by inserting the ZIP, adding the last four digits to complete the zip +4, or replacing an incorrect ZIP. USPS regulations require that automation-compatible mail display the correct ZIP.
#	Addresses marked '#' were identified by the USPS National Change of Address system as requiring an update. While the notice was still deliverable, the notice recipient was advised to update its address with the court immediately.
##	Addresses marked '##' were identified by the USPS National Change of Address system as undeliverable. Notices will no longer be delivered by the USPS to these addresses; therefore, they have been bypassed. The debtor's attorney or pro se debtor was advised that the specified notice was undeliverable.

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on Feb 10, 2021:

Recip ID	Recipient Name and Address
db	+ Jorge E. Nieves, Jr., 3 Manor House Drive, Ewing, NJ 08638-1727
r	+ Anna Appolonia, Hertiage House Sotheby's Int'l. Realty, 38 Main Street, Holmdel, NJ 07733-2106
lm	+ Ditech Mortgage, 332 Minnesota State, Suite 610, Saint Paul, MN 55101-1314
r	+ James Lessing, Gloria Nilson & Co., 2346 Route 33, Suite 107, Robbinsville, NJ 08691-1419
r	#+ Marva Morris, Gloria Nilson & Co. Real Estate, 2346 Route 33, Suite 107, Robbinsville, NJ 08691-1419
516630131	+ Allen Gorski, Esq, 311 Whitehorse Ave., Suite A, Trenton, NJ 08610-1430
516630132	+ B&B Collections, Inc., PO Box 2137, Toms River, NJ 08754-2137
516630133	+ Capital Health System, Attn: Patient Accounts, 1 Capital Way, Pennington, NJ 08534-2520
516630134	+ Capital Health System, Attn: Patient Accountns, 1 Capital Way, Pennington, NJ 08534-2520
516767872	Capital One, N.A., c/o Becket and Lee LLP, PO Box 3001, Malvern PA 19355-0701
516630135	+ Capital Pathology, PO Box 789292, Philadelphia, PA 19178-9292
516630136	+ Children's Specialized Hospital, PO Box 15391, Newark, NJ 07192-5391
516630137	+ Comprehensive Sleep Associates of NJ, PO Box 8500-9052, Philadelphia, PA 19178-0001
516630138	+ Credit Control, LLC, PO Box 488, Hazelwood, MO 63042-0488
516630139	+ D&S LTD, 13809 Research BLvd., Suite 800, Austin, TX 78750-1211
516630140	+ Ditech, 332 Minnesota State Suite 610, Saint Paul, MN 55101-1314
516630141	+ Ewing township sewer taxes, 2 Jake Garzio Drive, Ewing, NJ 08628-1544
516642514	+ Gorski & Knowlton PC, 311 Whitehorse Avenue, Suite A, Hamilton, NJ 08610-1430
516630143	+ I.C. System, Inc., PO box 64373, Saint Paul, MN 55164-0373
516630145	+ Kols/capone, N56 W 17000 Ridgewood Drive, Menomonee Falls, WI 53051-5660
516630146	+ Laboratory Corp of America Holdings, PO Box 2240, Burlington, NC 27216-2240
516630147	+ Merchants & Medical Creditr Corp., 6324 Taylor Drive, Flint, MI 48507-4685
516630148	+ Norma Lilia Chagoya-Garcia, 3 Manor House Drive, Trenton, NJ 08638-1727
516630149	+ Northland Group, PO Box 129, Thorofare, NJ 08086-0129
516630150	+ Ocean Home Health, QMES New Jersey Region, PO Box 71413, Philadelphia, PA 19176-1413
516630151	+ Pleuse, Becker and Saltzman, Attys for BNY/Mellon, 20000 Horizon Way, Suite 900, Mount Laurel, NJ 08054-4318
516630152	+ State of New Jersey, DCA BHI DORES, PO Box 662, Trenton, NJ 08646-0662
516630154	Sweeney and Sheehan attys for Aguilar, John M. Corcoran, ESq., Sentry Office Plaza, 216 Haddon Avenue, Suite 500, Sewell, NJ 08080
516880103	THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YO, c/o Ditech Financial LLC, PO Box 6154, Rapid City, SD 57709-6154
517226662	+ The Bank of New York Mellon, PROBER & RAPHAEL, A LAW CORPORATION, 20750 Ventura Boulevard, Suite 100, Woodland Hills, California 91364-6207
516630155	+ Trident Asst, 53 Perimeter Ctr E Ste 4, Atlanta, GA 30346-2294
516630157	+ United States Attorney General, US Department of Justice, Ben Franklin Station, PO Box 683, Washington, DC 20044-0683

TOTAL: 32

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.

Electronic transmission includes sending notices via email (Email/text and Email/PDF), and electronic data interchange (EDI). Electronic transmission is in Eastern Standard Time.

Recip ID	Notice Type: Email Address	Date/Time	Recipient Name and Address
smg	Email/Text: usanj.njbankr@usdoj.gov	Feb 08 2021 20:51:00	U.S. Attorney, 970 Broad St., Room 502, Rodino Federal Bldg., Newark, NJ 07102-2534

District/off: 0312-3

User: admin

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Date Rcvd: Feb 08, 2021

Form ID: pdf905

Total Noticed: 43

smg	+ Email/Text: ustregion03.ne.ecf@usdoj.gov	Feb 08 2021 20:51:00	United States Trustee, Office of the United States Trustee, 1085 Raymond Blvd., One Newark Center, Suite 2100, Newark, NJ 07102-5235
cr	Email/Text: sbse.cio.bnc.mail@irs.gov	Feb 08 2021 20:50:00	Internal Revenue Service, 955 South Springfield Avenue, Building A, Springfield, NJ 07081
516756014	Email/PDF: resurgentbknotifications@resurgent.com	Feb 08 2021 22:56:09	Ashley Funding Services, LLC, c/o Resurgent Capital Services, PO Box 10587, Greenville, SC 29603-0587
516874894	Email/PDF: resurgentbknotifications@resurgent.com	Feb 08 2021 22:56:12	Ashley Funding Services, LLC its successors and, assigns as assignee of Laboratory, Corporation of America Holdings, Resurgent Capital Services, PO Box 10587, Greenville, SC 29603-0587
516870872	+ Email/PDF: gecsedl@recoverycorp.com	Feb 08 2021 23:02:13	Synchrony Bank, c/o PRA Receivables Management, LLC, PO Box 41021, Norfolk VA 23541-1021
516677628	+ Email/PDF: gecsedl@recoverycorp.com	Feb 08 2021 23:02:13	Synchrony Bank, c/o of PRA Receivables Management, LLC, PO Box 41021, Norfolk, VA 23541-1021
517261723	+ Email/Text: BKBCNMAIL@carringtonms.com	Feb 08 2021 20:49:00	The Bank of New York Mellon, et al, c/o Carrington Mortgage Services, LLC, 1600 South Douglass Road, Anaheim, CA 92806-5948
517261724	+ Email/Text: BKBCNMAIL@carringtonms.com	Feb 08 2021 20:49:00	The Bank of New York Mellon, et al, c/o Carrington Mortgage Services, LLC, 1600 South Douglass Road, Anaheim, CA 92806, The Bank of New York Mellon, et al, c/o Carrington Mortgage Services, LLC 92806-5948
516630156	+ Email/Text: usanj.njbankr@usdoj.gov	Feb 08 2021 20:51:00	United States Attorney, Peter Rodino Federal Building, 970 Broad Street, Suite 700, Newark, NJ 07102-2527
516872294	+ Email/PDF: EBN_AIS@AMERICANINFOSOURCE.COM	Feb 08 2021 23:03:11	Verizon, by American InfoSource LP as agent, 4515 N Santa Fe Ave, Oklahoma City, OK 73118-7901

TOTAL: 11

BYPASSED RECIPIENTS

The following addresses were not sent this bankruptcy notice due to an undeliverable address, *duplicate of an address listed above, *P duplicate of a preferred address, or ## out of date forwarding orders with USPS.

Recip ID	Bypass Reason	Name and Address
516630130		Albert Russo, Standing Chapter 13 Trustee
cr	*+	Gorski & Knowlton PC, 311 Whitehorse Avenue, Suite A, Hamilton, NJ 08610-1430
516630144	*+	IRS, PO Box 7346, Philadelphia, PA 19101-7346
516630142	##+	Horizon Blue Cross Blue Shield of NJ, PO Box 10193, Newark, NJ 07101-3117
516630153	##+	Sure Recovery Service, PO Box 818, Jackson, NJ 08527-0818

TOTAL: 1 Undeliverable, 2 Duplicate, 2 Out of date forwarding address

NOTICE CERTIFICATION

I, Joseph Speetjens, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.

Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed .R. Bank. P.2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.

District/off: 0312-3

User: admin

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Date Rcvd: Feb 08, 2021

Form ID: pdf905

Total Noticed: 43

Date: Feb 10, 2021

Signature: /s/Joseph Speetjens

CM/ECF NOTICE OF ELECTRONIC FILING

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on February 5, 2021 at the address(es) listed below:

Name	Email Address
Albert Russo	on behalf of Trustee Albert Russo docs@russotrustee.com
Albert Russo	docs@russotrustee.com
Allen I Gorski	on behalf of Creditor Gorski & Knowlton PC agorski@gorskiknowlton.com
Candye Ilene Smith-Sklar	on behalf of Debtor Jorge E. Nieves Jr. mail@njpalaw.com, r56958@notify.bestcase.com
Denise E. Carlon	on behalf of Creditor The Bank of New York Mellon Et Al... dcarlon@kmlawgroup.com, bkgroup@kmlawgroup.com
Elizabeth K. Holdren	on behalf of Creditor The Bank of New York Mellon f/k/a The Bank of New York as Trustee for registered Holders of CWABS Inc., Asset-Backed Certificates, Series 2006-6, through Carrington Mortgage Services, LLC, servicer a eholdren@hillwallack.com, jhanley@hillwallack.com; hwbknj@hillwallack.com
U.S. Trustee	USTPRegion03.NE.ECF@usdoj.gov

TOTAL: 7